

11/2002

68.11/2002



Date : 31-12-2001 Serial No : 9,964

Denomination : 15,000

02BB 258906

Purchased By :

For Whom :

P. PANDURANGA NAIDU

SELF

S/O VENKAT SWAMY NAIDU

R/O HYD

Sub Registrar
Ex-Officio Stamp Vendor
S.R.O. UPPAL

SALE DEED

This Sale Deed is made and executed on this 31st day of December 2001 at Secunderabad by:

M/s. MODI PROPERTIES & INVESTMENTS PVT.LTD., a company incorporated under the Companies Act 1956, having its registered office at 5-4-187/3 & 4, III Floor, Soham Mansion, M.G.Road, Secunderabad - 500 003, represented by its Managing Director, Mr. SOHAM MODI, S/o. Mr. Satish Modi, aged about 31 years,

hereinafter called the 'vendor' (which expression where the context so permits shall mean and include its successors in interest, nominee, assignee) of THE ONE PART.

IN FAVOUR OF

Mr. P.PANDURANGA NAIDU, SON OF SRI. VENKATSWAMY NAIDU, aged about 52 years, Residing at 8-2-684/102/60/2, NBT Nagar, Road No.12, Banjara Hills, Hyderabad - 500 034.

hereinafter jointly called the 'BUYER' (which expression where the context so permits shall mean and include their heirs, successors, legal representatives, executors, nominees, assignees etc.,) of THE OTHER PART.

Contd.2.

For Modi Properties & Investments Pvt. Ltd.

Soham Modi
Managing Director

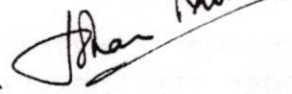
1వ వత్సరం 11/2001
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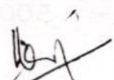
2001వ సం॥ డిసెంబర్ నెల 2...
 తేది చిగులు 12-1...
 ఉప్పు...
 రూ 7921/- చెల్లించినది

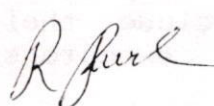


వ్రాసి ఇచ్చినట్లు బహుకృత్య
 ఎడమ బ్రాటన వేలు

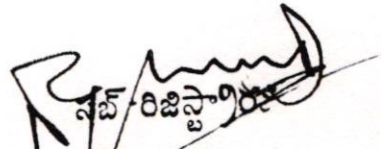

 S/o Sahasrababu
 (Bannan) plot no. 110 Justice Hill
 Hyd.

నిరూపించినది

1)  (S/o Subbanna) (Plot owner) S-181/384 M-4 Road
 T-Ravi second.

 Receiver S/o Subbanna
 R/o Ravi R R R R

2001వ సం॥ డిసెంబర్ నెల 2వ తేది
 1923కా.శ. పోస్ట్ నెల 12వ తేది


 ఉప్పు



Date : 31-12-2001 Serial No : 9,965

Denomination : 15,000

02BB 258907

Purchased By :

For Whom :

P. PANDURANGA NAIDU

SELF

S/O VENKAT SWAMY NAIDU

R/O HYD

Sub Registrar
Ex.Officio Stamp Vendor
S.R.O. UPPAL

:: 2 ::

WHEREAS

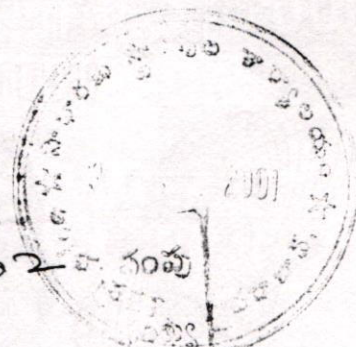
A. The Vendor is the absolute owner and is possessed of all that land forming a part of Survey No.174, admeasuring 4 acres 32 guntas, Situated at Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., (hereinafter the said land is referred to as the 'SCHEDULE LAND' by virtue of under given registered sale deeds executed in favour of the VENDOR by the former owner M/s. Kissan Cement Pipe Company.

Contd.3..

For Modi Properties & Investments Pvt. Ltd.

John Modi
Managing Director

దాఖలు 11/2002 నంబరు
 దస్తావేజుల నెంబరు
 13
 సంఖ్య 2
 పబ్-రిజిస్ట్రారు



Endorsement under section 41 of Act II of 1896

No 11..... of 2002 Dated 2/1/2002

I hereby certify that the stamp duty of Rs. 46.10/- Rupees Four Thousand Six hundred and ten only has been paid towards this instrument from Sri. Saham Modi on the basis of the agreed Market Value consideration of 378500/- being higher than the stamp duty agreed Market Value.

S.R.O. Uppal

Dated: 2/1/2002 and Collector U.S. 41 & 42

INDIAN STAMP ACT



INDIA NON JUDICIAL

₹ 500

RS 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

31/12/2001 500170441

S. N. 1531AH
S.V. 1. 1. 1990
R. NO. 4/19/2001
Nacharanga, V.R. 1/31

3

Sale Deed Dated	Schedule and area of land	Document No.	Registered with
03/10/96	1 acre 10 guntas	25/97	Sub-Registrar, Uppal, R.R.Dist. Book No.1. Vol. No.2485, Page No. 169 to 186
31/12/97	1 acre 3 guntas	562/98	Sub-Registrar, Uppal, R.R.Dist. Book No.1, Vol. No.2682, Page No. 31 to 48
22/09/98	1 acre	7989/98	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Vol. No.2845, Page No. 53 to 66
24/02/99	1 Acre along with A.C. Sheet Shed 1500 Sft.,	1491/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan. No.1501-1/99
07/04/99	19 Guntas	2608/99	Sub-Registrar, Uppal, R.R.Dist., Book No.1, Scan.

For Med! Properties & Investments Pvt. Ltd.

John M. ...
Managing Director

Contd..4..

1వ పుస్తకం 11) 2002
 దస్తావేజు
 13
 3
 సందర్భం
 రిజిస్ట్రారు

1 వ పుస్తకము 2002 సం|| కా. శ. 1923 పు
 11..... నెంబరుగా రిజిస్టరు చేయబడి స్కానింగు
 నిమిత్తం గుర్తింపు నెంబరు 11-2-1507
 2002 ఇవ్వబడినది
 2002 ~~వెంటన~~ 2 రేసి
 సునవతి
 రిజిస్ట్రారు



500Rs.



70462

No. 3350.1.....Date 31/12/2001 Rs. 500/-

Sold To P. Panduranga Pandu S. Venkat Swamy Naidu

G. NARSAIAH
S.V.L No. 6/90
R. NO. 4,59-2001
Nacharam, R.R. Dist

:: 4 ::

TOTAL AREA: 4 Acres 32 Guntas

B. Originally, the Schedule land belonged to a partnership firm M/s. Kissan Cement Company, by virtue of a registered sale deed dated 29/12/1972, registered as document No.1883 in Book-I, Volume No.304, page 188 to 190, in the office of the Sub-Registrar, Hyderabad East, executed by its former owner M/s. I A L & Company.

C. The Vendor on the Schedule Land has constructed/is constructing at his own cost blocks of residential apartments as a Group Housing Scheme named MAYFLOWER PARK, consisting of nine blocks, each having stilts plus five floors, along with certain common amenities, recreation facilities, roads, lighting etc.,

D. The Vendor has obtained the necessary technical approval from HUDA Vide permission No.4549/P4/HUDA/99, dated 07-09-1999 and building permit No.BA/236/99-2000 dated 22-09-1999 from Kapra Municipality for construction of 9 (Nine) blocks of residential apartments as stated above on the Schedule Land.

Contd.5..

For Modi Properties & Investments Pvt. Ltd

John Modi
Managing Director

1వ పుస్తకం..11/2002 నామ

దస్తావేజాల నెంబర్

.....13

సంఖ్య.....4

సబ్ రిజిస్ట్రారు



500Rs.



No. 33502 Date 31/12/2001 Rs. 20443

Sold To: P. Pandu Ranga Naidu & Venkateswamy Naidu
 See Wt. 100
 G. NARSAIAH
 S.V.L. 15/6/00
 R. NO. 4/1/2001
 Nacharam, R.R. Dist

:: 5 ::

E. The Purchaser is desirous of purchasing all that Flat bearing No. 506, on the Fifth Floor, in Block No. A in **MAY-FLOWER PARK** constructed by the Vendor having a super built-up area of 700 Sft., together with undivided share in the Schedule Land to the extent of 28 Sq. Yards and a reserved scooter parking space admeasuring about 15 Sft., in apartment Block No. A, as a package, which hereinafter is referred to as the **SCHEDULED PREMISES** for a consideration of Rs. 3,78,500/- (Rupees Three Lakhs Seventy Eight Thousand Five Hundred only) and the **VENDOR** is desirous of selling the same.

F. The Vendor and the Purchaser are desirous of reducing into writing the terms of Sale.

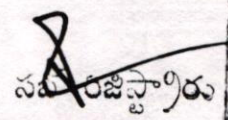
NOW THIS SALE DEED WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid agreement and in consideration of said sum of Rs. 3,78,500/- (Rupees Three Lakhs Seventy Eight Thousand Five Hundred only) paid by the Purchaser herein, the receipt of which is acknowledged by the Vendor, the Vendor do hereby sell, transfer, convey unto the Purchaser the Scheduled Premises which is more particularly described at the foot of this document and shown in detail in the plan annexed hereto.

Contd. 6..

For Modi Properties & Investments Pvt. Ltd.

Shan Modi
 Managing Director

1వ పుస్తకం. 11/2002	నంబర్
దస్తావేజాల వెంతురు	
..... 13	ఈ దస్తావేజుల
సంఖ్య 5	
 సబ్ రిజిస్ట్రార్	

11/2002



500Rs.



Rec. 3350.3... 31/12/2001 Rs. 500/- 70444

Sold To: P. Panduranga Naidu & Veer Kat Swamy Naidu
Self Leo-Hyd

G. NARSAIAH
S.V.L. No. 6/00
R. NO. 4/99-2001
Nagbaram, R.R. Dist

:: 6 ::

2. Henceforth the Vendor shall not have any right, title or interest in the Scheduled Premises which shall be enjoyed absolutely by the Purchaser without any let or hindrance from the Vendor or anyone claiming through them.

3. The Vendor has delivered vacant position of the Scheduled Premises to the Purchaser and the Purchaser doth hereby confirm and acknowledge the same.

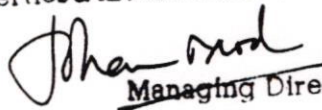
4. The Purchaser do hereby covenant with the Vendor and through the Vendor with other owners of tenements in Mayflower Park as follows:

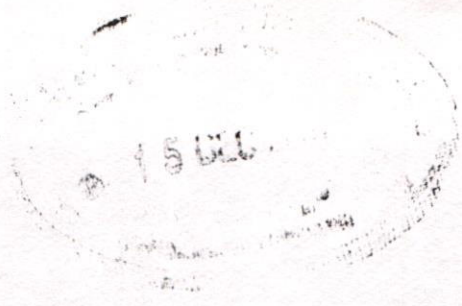
i) The Purchaser shall not put forth any independent or exclusive claim, right or title over the land on which the Scheduled Premises is constructed and it is hereby specifically agreed and declared that the said land shall be held, owned and possessed jointly by the owners of the respective apartment/parking space in MAYFLOWER PARK.

ii) That the Purchaser has examined the title deeds, plans, permissions and other documents and the construction and fixtures and fittings fitted and installed in the schedule premises and is fully satisfied and the Purchaser shall not hereafter raise any objection on this account.

For Modi Properties & Investments Pvt. Ltd.

Contd. 7..


Managing Director



1వ పుస్తకం..11/2002.....సంపు
దస్తావేజుల మొత్తం కాలిఫర్నియా సంఖ్య
.....13.....
సంఖ్య.....6.....
సబ్ జిస్ట్రారు

జిల్లా



500Rs.



33504... 31/12/2001... 70445
 P. Panduranga Naidu Sh. Venket Swamy Naidu
 sel...
 :: 7 ::
 G. N. RAJAH
 R. NO. 4, 2001
 Nacharam, A.R. Dist

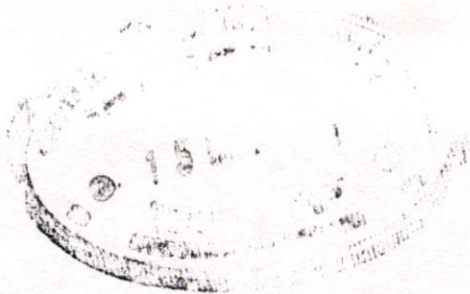
iii) That the Purchaser shall become a member of May Flower Park Owners Association that has been formed by the Owners of the apartments in MAYFLOWER PARK constructed on the SCHEDULE LAND. As a member, the PURCHASER shall abide by the rules and bye laws framed by the said association which is the administrator, and supervisor of common services (lifts, corridors, passages, staircase, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and properties of common enjoyment and shall pay such amounts as may be decided to the association every month for the proper maintenance of the common services. If the purchaser ever fails to pay maintenance charges for his apartment, the association shall be entitled to disconnect and stop providing all or any services to the schedule apartment including water, electricity etc.,

iv) The common facilities and services (lifts, corridors, passages, staircases, roads, recreational facilities, gardens, drainage, water supply, electricity and other such services) and other properties of common enjoyment in the MAYFLOWER PARK, shall vest jointly with the owners of the various tenements/apartment/parking space and shall be maintained, managed the administered collectively by the said owners of the various tenements/apartment/store/parking space and/or by the association and the Vendor shall in no manner be liable, accountable or responsible for the management administration, maintenance or upkeep of the aforesaid building(s) or the common facilities etc., or on any other account whatsoever.

For Modi Properties & Investments Pvt. Ltd

Contd.8..

Mani Modi
 Managing Director



1వ పుస్తకం	2022	సంపు
దస్తావేజాల మొత్తం కాగితాలు సంఖ్య		
.....13..... ఈ కాగితపు పరం		
సంఖ్య	7	
[Signature] రిజిస్ట్రారు		

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AP-7 H

500Rs.



70446

No. 33505 Date 31/12/2001 Rs. 500/-

Sold To P. Panduranga Naidu Sh. Venket Swamy Naidu

For Whom R. R. Dis

G. NARSAIAH
S.V.L. No. 8/90
R. NO. 4/99-2001
Nacharam, R.R. Dis

:: 8 ::

v) The Purchaser alone shall be liable and responsible for payment of all levies, rates, taxes, assessment, duties etc., assessed or payable to the Municipal authorities or other local bodies or authorities in respect of the Schedule Premises from the date of delivery of its possession by the Vendor to the Purchaser.

vi) The Vendor shall have the right to construct other buildings, adjoining to and/or linked or near about and/or adjacent to the existing residential apartments of Mayflower Park and the Purchaser shall not make any objection or interruption nor make any claims to the proposed constructions and it is hereby specifically declared that roads, passages, toilets, drainage, water pipelines, sewage connections, electric cables, open air space, overhead tanks and the transformer room shall be used commonly and jointly by the owners, occupiers and Purchaser(s) of the premises in Mayflower Park and the adjacent buildings and structures that may be constructed by the Vendor herein and the Said facilities shall be enjoyed jointly in common by the occupants, owners or the Purchaser(s) of the said building and structures without any hindrance or objection of any kind whatsoever.

contd.9..

For Modi Properties & Investments Pvt. Ltd

John Modi
Managing Director



1వ పుస్తకం 11/2002..... సంపు
దస్తావేజాల మొత్తం కాగితాలు సంఖ్య
..... 13 ఈ కాగితం వరస
సంఖ్య 8
నజీరిజిస్ట్రారు



A.P. 7 II J

500Rs.



No. 33526... Date 31/12/2001... 500 Rs. 70447

Sold To... P. Panduranga Naidu... S. Venkat Swamy Naidu

G. NARAYAN
S.V.L. 8/90
R. NO. 4,99-2001
Nacharam, R.R. Dist

:: 9 ::

vii) That the Purchaser shall be liable to pay his/her/their proportionate share of all loans, deposits or any other costs, charges or payments, made to the Electricity Board, Water works Department, Sewerage Board or any other authority for the provision of water, drainage and electricity connection or installation of a transformer, as determined by the Builder, before taking possession of the Schedule Apartments.

viii) That the Purchaser shall not cause any obstruction or hindrance, to the Vendor and shall give reasonable access, permission assistance to him or his nominate contractors or their agents, nominees etc., or body that may be set up by Vendor to construct, repair, examine, survey the Schedule Premises or make such additions, alterations, etc., that may be necessary and such other acts and things that may be necessary.

ix) That the terrace and terrace rights, rights of further construction on, in and around the building, and ownership of areas not specifically sold or allotted to any person shall belong only on the Vendor and the Purchaser shall not have any right, title or claim thereon. The Vendor shall have absolute rights to deal with the same in any manner he deems fit without any objection whatsoever from the Purchaser.

x) That the blocks of residential apartments shall always be called MAYFLOWER PARK and the name thereof shall not be changed.

For Modi Properties & Investments Pvt. Ltd

John Modi
Managing Director

Contd.10..



1వ పుస్తకం 11/2002 నంబు
దస్తావేజుల మొత్తం
13
9
సంఖ్య



A.P. 7111

500Rs.



No 33507 D. 31/12/2001 R. No. 70448

Id to P. Panduranga Naidu, N. Venkat Swamy Naidu
Sell R. N. Naidu

G. NARSAIAH
S.V.L No 6/90
R. NO. 4.99-2001
Nacharam, R.R. Dist

:: 10 ::

xi) The Purchaser further covenant(s) with the Vendor and through them to the Purchaser(s) of the other premises that he/she/they shall not cut, maim, injure, demolish, tamper or damage any part of the Schedule Premises or any part of the Schedule Premises nor shall he/she/they make any additions alterations in the Schedule Premises without the written permission of the Vendor or other body that may be formed for the maintenance of the Apartments.

xii) That the Purchaser shall keep and maintain the Schedule Premises in a decent and civilized manner and shall do his/her/their part in maintaining the living standards of the apartments, occupiers at a high level. To this end, inter alia, the Purchaser shall not (a) throw dirt, rubbish etc., in any open place, compound etc., (be) use the apartment for illegal and immoral purpose (c) use the apartment in such manner which may cause nuisance disturbance or difficulty to the occupiers of the other apartment etc., (d) store extraordinarily heavy material therein (e) do such things or acts which may render void, or voidable any insurance on the building or part thereof (f) use the premises as an office or for any other commercial purpose.

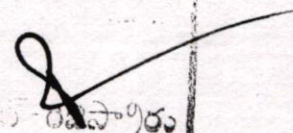
5. The Vendor covenants with the Purchaser that the Schedule Premises is free from all encumbrances, charges, gifts, mortgages, liens and court attachments.

6. The Market value of the property is Rs.3,78,500/-.

For Modi Properties & Investments Pvt. Ltd

Contd.11..

John Modi
Managing Director

1వ పుస్తకం 11/2002	సంపు
దస్తావేజాల వెంతు	సంపు
13	సంపు
సంపు 10	సంపు
	



A.P. 7 II J

500Rs.



33508 31/12/2001 R. No. 70449
P. Panduranga Naidu sb. Veerab Swamy Naidu
Reb R. H. H.

G. Narasiah
S.V.L. No. 6/90
R. NO. 4.93-2001
Nacharam, R.R. Dist

:: 11 ::

SCHEDULE OF PROPERTY HEREBY SOLD

All that the Flat bearing No.506, on Fifth Floor in Block No.A, having super-built-up area of 700 Sft., with undivided share of land to the extent of 28 Sq.Yds., and a reserved scooter parking space admeasuring 15 Sft., as a package in MAYFLOWER PARK Situated at Survey No.174, Block No.4, Residential Localities, Mallapur Village, Uppal Revenue Mandal, Kapra Municipality, Ranga Reddy District., as shown in the annexed plan marked in RED colour and bound-
ed in:

NORTH :: 4' Wide Passage.

SOUTH :: 40' Wide Road.

EAST :: Flat No.505.

WEST :: Flat No.507.

IN WITNESS WHEREOF the Vendor hereto has signed this Sale Deed on the 31st day of Dec 2001 in the presence of the following witnesses;

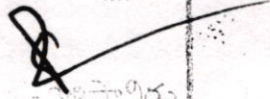
WITNESSES:

- 1.
- 2.

For Modi Properties & Investments Pvt. Ltd

Managing Director

V E N D O R

1వ పుస్తకం 11/2002	సంపు
దస్తావేజులు నెంబర్	సంఖ్య
13	11
సంఖ్య	
 అధికారి	

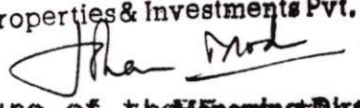


ANNEXURE - 1 - A

- 1) Description of the Building: Flat No.506, in Fifth Floor, in Block No.A, of 'MAYFLOWER PARK' at Block No.4, Residential Localities, Mallapur Village, Uppal Mandal, Ranga Reddy District.
- (a) Nature of the roof : R.C.C. (G+5)
(b) Type of Structure : Framed Structure
- 2) Age of the Building : 1 year
- 3) Total extent of site : 28 Sq.Yds., Out of Ac.4-32 Gts.,
- 4) Built up area particulars :
(with break up floor-wise)
a) Cellar, Parking area : 15 Sq.ft.,
b) In the Ground Floor :
c) In the 1st Floor :
d) In the 2nd Floor :
e) In the 3rd Floor :
f) In the 4th Floor :
g) In the 5th Floor : 700 Sft.,
- 5) Annual Rental Value : Rs. 5000/-
- 6) Municipal Taxes per Annum : Rs.
- 7) Executant's estimate of the MV of the Building : Rs.3,78,500/-

For Modi Properties & Investments Pvt. Ltd.

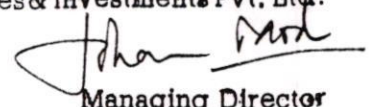
Date: 31/12/2001.


Signature of the Managing Director

C E R T I F I C A T E

I do hereby declare that what is stated above is true to the best of my knowledge and belief.

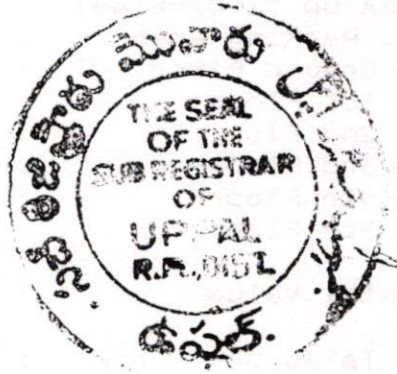
For Modi Properties & Investments Pvt. Ltd.


Managing Director

Date: 31/12/2001.

Signature of the Executant

1వ పుస్తకం...11...2002... సంపు
 దస్తావేజుల మొత్తం సంఖ్య
 1.3
 సంఖ్య 12
 రిజిస్ట్రార్



REGISTRATION PLAN SHOWING MAY FLOWER PARK
IN SURVEY NOS. 174

MALLAPUR(V) UPPAL Mandal, R.R. Dist.

VENDORS: M/S. MODI PROPERTIES & INVESTMENTS
PVT. LTD., R&P. By ITS M.D. MR. SOHAM MODI
S/O. MR. SATISH MODI

VENDEE: SRI. P. PANDURANGA NAIDU
S/O. SRI. VENKATSWAMY NAIDU

REFERENCE :

SCALE: 1" =

INCL: ☐

EXCL: ☐

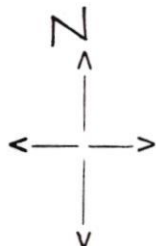
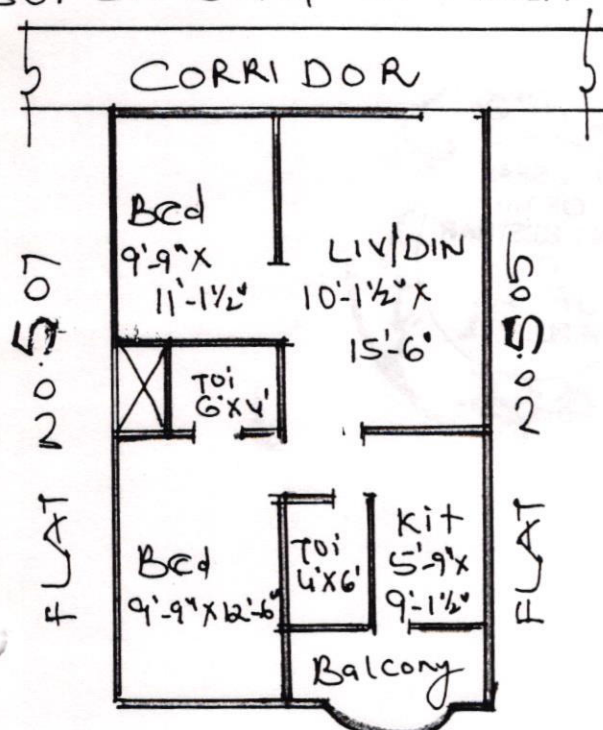
AREA:

28

SQ. YDS. OR 23.40

SQ. MTRS.

U/S. OUT OF AC. 4-32 GTS
SUPER BUILT-UP AREA: 700 SQ. FT



OPEN TUSKY

WITNESSES:

- 1.
- 2.

For Modi Properties & Investments Pvt. Ltd.

Managing Director

SIG. OF THE VENDOR

1వ పుస్తకం 11. 2002 సంపు
 దస్తావేజాల మొత్తం సంఖ్య
 13. తరగతి
 సంఖ్య 13.
 రిజిస్ట్రారు

